

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD
BUCKEYE, ARIZONA 85326**

REGULAR MEETING

September 28, 2004

7:00 P.M.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623.386.8299) seventy-two (72) hours in advance if you need a sign language interpreter or alternate material for a visual or hearing impairment.

AGENDA ITEM

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

4. Withdrawals / Continuances, Old Business

**4A. DCA04-303: Development Code &
Community Master Plan Amendments**

Development Code Amendment to the Town of Buckeye, Development Code regarding Community Master Plans and Development Code Priorities, Applicability, and Amendments whereby any amendment of existing, or new laws, rules, regulations, and standards of development under a Community Master Plan that such new standards shall be incorporated.

5. NEW BUSINESS:

5A. SP04-237: Sun City Festival

Request by Steve Kunzweiler on behalf of Pulte / Del Webb for the approval of Site Plan for a 22.97 acre site consisting of a sales center, recreation center, and golf course clubhouse to serve the community of Sun City Festival as generally located southwest of the intersection alignment of Canyon Springs Boulevard (263rd Avenue) and Desert Vista Boulevard as also generally located in a portion of Section 25, Township 4 North, Range 4 West of the Gila & Salt River Base Meridian, Maricopa County, Arizona.

5B. PP04-224: Sun City Festival

Request by Steve Kunzweiler of Pulte / Del Webb for the approval of a Preliminary Plat on a development known as Sun City Festival Parcels D1, E1, F1, G1, and H1 with 628 dwelling units on 202.05 net acres for a net residential density of 2.63 units per acre. This project is located southeast of the intersection alignment of Beardsley Road and Desert Oasis Boulevard, and also generally located in portions within Sections 23 and 26, Township 4, North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

RECOMMENDED BOARD ACTION

1. None

2. None

3. Possible motion to approve the minutes of the September 14, 2004, Regular Meeting

4. Old Business

4A. Public hearing, discussion and possible motion.

5.

5A. Public hearing, discussion and possible motion.

5B. Public hearing, discussion and possible motion.

5C. SP04-368: Buckeye Public Library Expansion

Request by Jeanine Guy, of the Town of Buckeye Parks, Recreation, and Library Services Department, for the approval of a Site Plan for the expansion of the Buckeye Public Library. The subject site is approximately $\frac{3}{4}$ of an acre on the southeast corner of 6th Street and Eason Avenue, the same location as the current Buckeye Public Library.

5C. Public hearing, discussion and possible motion.

5D. SP04-367: Buckeye Recreation Center

Request by Jeanine Guy, of the Town of Buckeye Parks, Recreation, and Library Services Department, for the approval of a Site Plan for the construction of a Buckeye Recreation Facility. The subject site is the northeast corner of a 12 acre parcel located on the southwest corner of 10th Street and Eason Avenue.

5D. Public hearing, discussion and possible motion.

5E. PP02-14: Extension of Riata West

Robert R. Wagoner, on behalf of Riata West, L.L.C. requesting a preliminary plat extension on the subdivision development known as Riata West which consists of 891 lots on 221 acres. The subject site is located on the northwest corner of the intersection of Southern Avenue and Watson Road, and is situated in the south half of Section 28, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5E. Public hearing, discussion and possible motion.

5F. GPA(m)04-352: Stotz Farms, Inc.

General Plan Amendment

Request by Rob Rosztoczy, on behalf of Stotz Farms, Inc. for a minor General Plan Amendment on approximately 11 acres located generally on the northwest corner of Lower Buckeye Rd. and Perryville Rd. from the Planned Community land use district designation to the Commercial Center land use district designation.

5F. Discussion and possible motion.

5G. RZ04-351: Stotz Farms Rezoning

Request by Rob Rosztoczy, on behalf of Stotz Farms, Inc. for the rezoning of approximately 11 acres located generally on the northwest corner of Lower Buckeye Rd. and Perryville Rd. from Rural 43 (Maricopa County) to the Commercial Center land use district.

5G. Public hearing, discussion and possible motion.

5H. DCA04-266: Development Code Amendment

Amending the Town of Buckeye Development Code, Article 8, Section 7-8-4(C)(10) to include regulations on Sexually Oriented Businesses.

5H. Public hearing, discussion and possible motion.

6. COMMENTS FROM THE PUBLIC

Members of the audience may comment on non-agenda items.

6. None – State Open Meeting Law does not permit the Board to discuss items not specifically on the agenda.

7. REPORTS FROM STAFF

7. As Presented

8. REPORTS FROM DEVELOPMENT BOARD

8. As Presented

9. ADJOURNMENT

9. Motion to Adjourn